

WHATCOM COUNTY

Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9097
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



David Stalheim
Director

J.E. "Sam" Ryan
Assistant Director

Distribution List – SEP2007-00074

Please review this determination. If you have further comments, questions or would like a copy of the SEPA checklist, phone the responsible official at (360) 676-6907. Please submit your response by the comment date noted on the attached notice of determination.

SEPA Unit, WA State Department of Ecology (Olympia)

WA State Department of Ecology (Bellingham)

Washington State Department of Archaeology and Historic Preservation

Washington State Department of Fish and Wildlife

Department of Natural Resources

Lummi Nation

Attn: Natural Resources Department

Attn: Cultural Resources Department

Nooksack Indian Tribe

Attn: Natural Resources Department

Attn: Cultural Resources Department

Blaine School District

Fire District # 5

Point Roberts Community – Whatcom County Library (Point Roberts Branch)

Applicant

Core Design Inc. – Lafe Hermansen

Lily Point LLC – Anders Kruus



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DETERMINATION OF NONSIGNIFICANCE (DNS)

File: SEP2007-00074

Project Description: Preliminary Plat approval, including clearing and associated land disturbance for infrastructure improvements, of 103 clustered single-family residential lots and 12 tracts for open space and storm drainage on approximately 103 acres. The project includes an approximately 4,000 square foot community center with associated parking.

Proponent: Lily Point, LLC

Location: Point Roberts, located on the south side of APA Road, bordered on the west side by Paul's Road and east of Claire Lane. Within Township 40N, Range 3W, Section 11 and 12, APN # 405311506427, 405312065477, 405312014420.

Lead Agency: Whatcom County Planning and Development Services

Zoning: Transitional (TZ) **Comp Plan:** Point Roberts

The lead agency for this proposal has determined that with proper mitigation as required by applicable Whatcom County Code, no significant adverse environmental impacts are likely. The following elements have been identified and will be addressed pursuant to the Whatcom County Shoreline Management Program (SMP), Whatcom County Critical Areas Ordinance (CAO), Whatcom County Development Standards, Whatcom County Zoning Code, and Whatcom County Transportation Concurrency:

- **Ecological protection including water quality and quantity and vegetation conservation;** and (Talesaea Consultants, Inc. critical areas assessment report and mitigation plan August 2007)
- **Geological areas and Hydrogeology assessment;** and (Golder Associates geotechnical report June 2006)
- **Tree Canopy;** and (Gilles Consulting arborist report December 2009)
- **Archaeological, historic and cultural resources;** and (ERCI archaeological report March 2007)
- **Stormwater controls;** and (Core Design preliminary drainage report December 2009)
- **Traffic Concurrency** and (Transpo Group revised traffic impact analysis February 2010)
- **Public access, including bike and trail plan.**

Pursuant to RCW 43.21C.030(2)(c), an environmental impact statement (EIS) is not required. This decision was made following review of a completed SEPA environmental checklist and other information on file, see referenced documents above, with the lead agency. This information is available to the public on request.

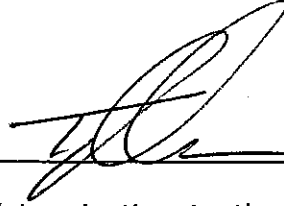
___ There is no comment period for this MDNS.

Pursuant to WAC 197-11-340(2), the lead agency will not act on this proposal for 14 days from the date of issuance indicated below. Comments must be received by April 30, 2010 and should be sent to:

Responsible Official: Tyler Schroeder
Title: Current Planning Supervisor
Telephone: 360.676.6907
Address: 5280 Northwest Drive
Bellingham, WA 98226

Date of Issuance: April 16, 2010

Signature: _____



An aggrieved agency or person may appeal this determination to the Whatcom County Hearing Examiner. Application for appeal must be filed on a form provided by and submitted to the Whatcom County Current Planning Division located at 5280 Northwest Drive, Bellingham, WA 98226, during the ten days following the comment period, concluding May 10, 2010.

You should be prepared to make a specific factual objection. Contact Whatcom County Current Planning Division for information about the procedures for SEPA appeals.

**WHATCOM COUNTY
ENVIRONMENTAL CHECKLIST**

Project: Point Roberts Beach Club
Preliminary Plat
FN: A06PM366

Applicant: Lily Point, LLC
Anders Kruus
8015 SE 28th Street, Suite 215
Mercer Island, Washington 98040
Phone: (206) 274-7460

Representative/Contact: Core Design, Inc.
Attn: Lafe Hermansen
14711 NE 29th Place, Suite 101
Bellevue, Washington 98007
Phone: (425) 885-7877

Date: July 25, 2007
Revised: May 21, 2008 (Revisions are in bold type)
December 10, 2009 (Revisions are in bold type)

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ENVIRONMENTAL CHECKLIST

INTRODUCTION

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals: (A nonproject proposal includes plans, policies and programs where actions are different or broader than a single site-specific proposal)

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the word "project", "applicant", and "property or site" should be read as "proposal," "proposer", and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Point Roberts Beach Club

2. Name of applicant:

Lily Point, LLC

3. Address and phone number of applicant and contact person:

Applicant:

Lily Point, LLC

Anders Kruus

8015 SE 28th Street, Suite 215

Mercer Island, Washington 98040

(206) 274-7460

Contact Person:

Lafe B. Hermansen

c/o Core Design, Inc.

14711 NE 29th Place, Suite 101

Bellevue, Washington 98007

(425) 885-7877

4. Date checklist prepared:

May 29, 2007

5. Agency requesting checklist:

Whatcom County

Planning and Development Services

6. Proposed timing or schedule (including phasing, if applicable):

Plat construction for Phase I is scheduled to start in the summer of **2010**, subject to the approval process and market demands. Home construction is proposed to start in late **2010**. Phase II **could** be constructed following the completion of Phase I **or depending upon market demand may be constructed concurrently**. **The project is proposed to be constructed in three phases. Phase I will include: portions of Road A and Road B, Tract K (Community Center), Lots 1 - 40, and the Community Septic System within Tract J. Phase II will include: the remaining portion of Road B, Road A from lot 30 to the wetland crossing including the emergency access to Pauls Road, and lots 41 - 71; Phase III will complete the project.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Preliminary Geotechnical Investigation (Golder Associates, Inc. – June 28, 2006)
- Wetland Reconnaissance (Talesaea Consulting)
- Traffic Impact Analysis (The Transpo Group)
- Archaeological Survey (Equinox Consultants)
- Septic Feasibility (DR Strong)
- Drainage Report/TIR (Core Design)
- **Geologically Critical Areas and Hydrogeologic Assessment (Golder Associates, Inc.)**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None to our knowledge.

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary Plat Approval
SEPA Determination
Shoreline Development Permit
JARPA Permit
NPDES Permit
Conditional Use Permit for the Community Building (4,000 S.F. with 8 parking spaces)
Drainage Plan Approval
Water and Septic Construction Plan Approval
Grading Permit
Final Plat Approval
Right-of-Way Permits (If applicable)
Residential Building Permits

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal is for the preliminary plat approval of 103 clustered single-family residential lots and 12 tracts for open space and storm drainage on +/- 103 acres. The smallest lot size is 12,500 S.F. A 4,000 S.F. community center with associated parking (8 spaces) is proposed within Tract K.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located on the south side of APA Road and is bordered on the west side by Paul's Road. The site is located in the NE¼, Section 11, Township 40N., Range 3W. and NW¼, Section 12, Township 40N., Range 3W., Whatcom County Washington. A legal description and vicinity map is attached hereto and incorporated by reference.

Tax Parcel No(s): 4053115064270000
4053120654770000
4053120144200000

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous other

The site currently contains one single-family detached residence and three demolished single-family detached homes and associated outbuildings. The property (outside the bluff area) slopes generally from the northeast corner to the southwest corner at 5% on average. The bluff area slopes down from the site to the shoreline below nearly vertical.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope, of approximately 106%, is located along the bluff near the southern boundary of the project.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

"In all our explorations, we encountered the uppermost soil unit, underlying the topsoil, to be consistent with Logan's description of Vashon Stade Outwash gravel. Underlying a relatively thin layer of outwash, we encountered soils consistent with Logan's description of Everson Interstade Glaciomarine subtidal deposits and Vashon Stade Till." (Preliminary Geotechnical Investigation, Golder Associates, Inc.; Page 4.)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Yes, the bluff area along the southern boundary has had sluffing occur. The site will be setback a minimum of 70' from the top of the bluff area, with many areas exceeding that due to the 200' shoreline setback. Golder Associates completed their Geologically Critical Areas and Hydrogeologic Assessment of the project and the report has been submitted to Whatcom County Staff for their review.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The purpose of the grading is to construct the new public right-of-way and to provide utility locations for the single-family residences. The grading is intended to be balanced onsite. The quantities of the cut and fill that will occur on site are approximately 120,000 cubic yards. Please refer to the Preliminary Grading and Utility Plans prepared by Core Design, Inc for additional information.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur as a result of denuded soil during and immediately following storm events, during the construction cycle of the plat. Please refer to the Erosion

Control plans prepared by Core Design for measures to prevent these instances from occurring.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

As part of a Low Impact Development Plan (LIDP) approximately 20% of new impervious surfaces will be created while 50% of the site will be maintained in conservation and natural easements.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A temporary erosion and sedimentation control (TESCP) plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: siltation fence, temporary siltation ponds, and other measures; which may be used in accordance with the requirements of Whatcom County. At completion of the project, permanent measures may include stormwater runoff detention and water quality facilities as required.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and others typical of a residential neighborhood.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Off-site sources of emissions or odors are those typical of the residential neighborhoods that surround this site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Construction impacts will not be significant and can be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.

Automobile and fireplace emission standards are regulated by the State of Washington. The site has been included in a "No Burn Zone" by the Puget Sound Air Pollution Control Agency, which went into effect on September 1, 1992. No land clearing or residential yard debris fires would be permitted on-site, nor in the surrounding neighborhood except in accordance with the regulation.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes. There are nine wetlands (labeled wetlands A through H and Z) located on the site. The Gulf of Georgia is located immediately south of the project site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

Yes. Wetland Z will be crossed at the narrowest point using an arch or box culvert, Wetland Z's buffer will be impacted by this road crossing. Wetland G's buffer will be impacted by the construction of Road A. Every measure was attempted before we proposed these buffer impacts, Talasaea has prepared a mitigation plan for review by Whatcom County Staff. A new public trail along the top of the bluff is proposed this trail will be a maximum of 4' wide. The existing westerly beach access will be improved and open for public use, the eastern most access will be removed and relocated further east. The existing trail is too steep and is not safe; the area around the trail to be removed will be replanted using native vegetation. Please refer to the Preliminary Plat map for locations of trails and beach access points.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No, wetland fill will occur, though wetland buffers will be impacted.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, there will be no surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No groundwater will be withdrawn, public water mains will be installed as part of the plat construction. No water will be discharged to groundwater except through the incidental infiltration of stormwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

The site will be served by an on-site septic system. Residential wastewater will be treated and infiltrated into the ground through neighborhood drainfields. The system will be designed and sized by a licensed engineer and is projected to serve 257.5 residents (103 X 2.5).

a. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

As part of a Low Impact Development Plan (LIDP) stormwater runoff from roadways is proposed to be collected and treated in bio-retention conveyance swales. The stormwater from the site will be directed to a tightline system and over the bluff and discharged into the Gulf of Georgia. There are several existing tightline systems on site that will be upgraded to handle the flows generated by the site. The use of manmade ponds and wetlands could also be used to treat the runoff generated on-site. Requirements for water quality, and runoff rate control will be met.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

This would be very unlikely. The only materials that could enter ground or surface waters would be those associated with typical residential uses similar to surrounding properties.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

A County approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from stormwater runoff. The system may include temporary erosion control barriers during site construction, and permanent stormwater collection/treatment facilities soon after beginning the site development construction. This permanent system will ensure that prior to the release of stormwater into the Gulf of Georgia, the system will have significantly reduced the potential impacts to ground and surface waters.

4. Plants

a. Check or underline types of vegetation found on the site:

- X deciduous tree: alder, maple, aspen, other: cottonwood, ash
- X evergreen tree: fir, cedar, pine, other: hemlock
- X shrubs
- X grass
- X pasture
- X wet soil plants: cattail, creeping buttercup, bullrush, skunk cabbage, horsetail,
- ___ water plants: water lily, eelgrass, milfoil, other:
- ___ other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?

The site is currently a mixture of second growth tree, brush, pasture and single-family landscaping. 20-30% of the site will be cleared as part of the site preparation phase (Roads and Utilities) of the project. Eventually more of the site will be cleared as the homes and resort center are constructed. Every effort will be made to retain significant trees located outside of future building foundation, road, and utility construction as part of a Low Impact Development Plan (LIDP).

c. List threatened or endangered species known to be on or near the site.

No threatened or endangered plants are known to exist on the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Per the clustering code of the Whatcom County code 50% of the site will be set aside as permanent open space and will be left, as much as possible, in its current condition. Currently the site is retaining 70.4% of the tree canopy.

5. Animals

a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: woodpecker
mammals: deer, bear, elk, beaver, other: squirrel
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

No threatened or endangered species are known to exist on the site.

c. Is the site part of a migration route? If so, explain.

Yes, the site is part of the Pacific Fly Way.

d. Proposed measures to preserve or enhance wildlife, if any:

Per the clustering code of the Whatcom County code 50% of the site will be set aside as permanent open space and will be left, as much as possible, in its current condition.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be the primary source of energy used to provide heating and cooling to each home. This form of energy is immediately available to the site. The builder will provide the appropriate heating and cooling systems, which are energy efficient and cost effective for the homebuyer.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal: List other proposed measures to reduce or control energy impacts, if any:

The requirements of the Uniform Building Code and the State Energy Code will be incorporated into the construction of the buildings. Energy conserving materials and fixtures are encouraged in all new construction.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

The project will not generate any environmental health hazards.

1) Describe special emergency services that might be required.

None to our knowledge. The project will generate the same need for emergency services as other neighborhoods throughout Point Roberts.

2) Proposed measures to reduce or control environmental health hazards, if any:

There are no on-site environmental health hazards known to exist today nor are there any that will be generated as a direct result of this proposal.

b. Noise

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

The main source of off-site noise (Minimal) in this area originates from the vehicular traffic present on APA Road.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Short-term noise impacts will result from the use of construction and building equipment during site development and home construction. These temporary activities will be limited to normal working hours set forth by Whatcom County.

Long-term impacts will be those associated with the increase of human population; additional traffic and the typical noise associated with a residential development.

- 3) **Proposed measures to reduce or control noise impacts, if any:**

Building construction will be done during the hours prescribed by the County. Construction equipment will be equipped with muffler devices and idling time should be kept at a minimum.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?**

The site currently has one single-family detached home and three demolished single-family detached homes and associated outbuildings.

The current use of the adjacent properties is as follows;

North:	Single-Family Residential
South:	Gulf of Georgia
East:	Single-Family Residential
West:	Single-Family Residential

- b. Has the site been used for agriculture? If so, describe.**

Yes. The site has been used for agriculture, mostly small farm animals and grains.

- c. Describe any structures on the site.**

The site currently contains one single-family detached home and three demolished single-family detached homes and associated outbuildings.

- d. Will any structures be demolished? If so, what?**

Yes, all remaining structures on site will be removed as part of this project. Demolition permits and inspections will be obtained prior to the removal of the structures.

e. What is the current zoning classification of the site?

The current zoning is TZ – Transition RSA/RR1.

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation is Resort/Recreational Subdivision.

g. If applicable, what is the current shoreline master program designation of the site?

Natural

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes. The site contains nine wetlands and the bluff along the south property line contains steep slopes.

i. Approximately how many people would reside or work in the completed project?

Approximately 257.5 people (103 x 2.5 persons per dwelling unit) at the peak seasonal times. The project is anticipated to be occupied by less than 50% full time residents.

j. Approximately how many people would the completed project displace?

No one will be displaced by this project as there are no residents currently living on site.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The area surrounding the site consists mostly of single-family residential housing that will be similar in size to the new homes. The project is proposed as a cluster subdivision, which will help lessen the impact of the new homes on the surrounding neighborhood. Existing vegetation is planned to be maintained around much of the perimeter.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The preliminary plat contains 103 new single-family residences. The new homes are anticipated to be in the middle to high-income price range.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

One existing home will be removed as part of this project. It is currently in the middle-income price range.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The buildings will meet the height requirements of the TZ zone. The exterior building materials may include (but is not limited to) any of the following: wood, hardwood, vinyl, masonry, cedar shakes and/or asphalt shingles.

b. What views in the immediate vicinity would be altered or obstructed?

The property slopes down away from APA road toward the water, this will help keep the houses below homes on the north side of APA road. Also, the trees that exist on site today block any potential view.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The new homes will be of a scale and size to be compatible with the existing neighborhoods and in accordance with the Point Roberts Community Plan.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur.

Light and glare will originate from building lighting and exterior lighting. Light will also be produced from vehicles using the site. These impacts would occur primarily in the evening and before dawn.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

The only offsite source of light and glare are from vehicles and outdoor (flood style) lighting from the adjacent streets and the single-family neighborhoods.

d. Proposed measures to reduce or control light and glare impacts, if any:

As part of a Low Impact Development Plan (LIDP) street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward without exposed bulbs. Exterior Lighting of homes will be restricted to indirect lighting (no bare bulbs exposed).

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Lighthouse Park is located 1.3 miles to the west of the site and the Point Roberts Marina is located within one mile of the site.

b. Would the proposed project displace any existing recreational uses? If so, describe:

No.

c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any?

The project proposes community open spaces as well as a community center and other recreational amenities for the residents of the project.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Not on the project site. We are aware that the Lily Point area (AKA Chehltenem), which is approximately 1,000 LF to the east of the project site has been listed in the State Register of Historic Places and was submitted to the keeper of the National Register of Historic Places and the low shoreline area of Lily Point is also a recorded archeological site (45-WH-218) in the State records.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None. A comprehensive archeological survey has been conducted on the site, the results have been submitted with the SEPA checklist.

c. Proposed measures to reduce or control impacts, if any:

None, as there are no known impacts. If an archeological site is found during the course of construction, the State Historical Preservation Officer will be notified.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site currently fronts APA Road and Paul's Road, the main entrance will be located on APA road and secondary access will be provided from Paul's Road. There will be two internal roads (Road A and B) that will provide access to the new homes. Please refer to the Conceptual Site Plan for the specific layout of the road.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No, public transportation is not provided on the Point.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Four parking spaces will be provided in association with each home; a total of 412 spaces will be provided on the site. The spaces will be located in garages and on the driveways. There are no parking spaces eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes. The proposal will create approximately 7,867 lineal feet of new road. If required by the County necessary improvements will be made to APA Road and Paul's Road.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

This project is estimated to generate 1030 ADT (10 ADT/DU). Peak volumes would occur during the morning and evening commutes.

g. Proposed measures to reduce or control transportation impacts, if any:

Payment of applicable Whatcom County traffic impact fees.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The need for public service such as fire, health, and police protection will be typical of single-family development of this size. The school children originating from the homes in this development will attend schools in the Blaine School District.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The roads and homes will be constructed to meet all applicable standards and codes of the County and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services. The impact to the schools and traffic will be mitigated through the payment of impact fees.

16. Utilities

a. Underline utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other.

All utilities are available to the site through the proper extension of services.
Extension of services is the developers' responsibility.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

Electricity will be provided by Puget Sound Energy.
Natural Gas will be provided by N/A
Water Service will be provided by Pt. Roberts Water District 4.
Sanitary Sewer will be provided by N/A.
Telephone Service will be provided by Verizon.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:


Lafe B. Hermansen, Project Manager

Date Submitted: July 25, 2007

Date Revised: December 15, 2009

Legal Description

LEGAL DESCRIPTION

Parcel A:

Government Lot 4, Section 11, Township 40 North, Range 3 West of W.M., except County Roads along the North and West line thereof, together with the tidelands of the Second Class, Situate in front of, adjacent to, or abutting upon said Lot 4, with a frontage of 21.72 lineal chains more or less.

Situate in Whatcom County, Washington

Parcel B:

Beginning at the Northwest Corner of Section 12, Township 40 North, Range 3 West of the W.M.; thence South along Section line between Sections 11 and 12, to U.S. Meander Line; thence in a Southeasterly direction along said Meander line 130 feet; thence North 349.5 feet; thence East 158.2 feet; thence North 1980.0 feet, more or less to the North line of said Section 12; thence West along the North line of said Section 12 to the place of beginning, except County Road along the North line thereof, together with the tidelands of the Second Class, Situate in front of, adjacent to, or abutting upon said West 130 feet, as measured along the Government Meander Line, of Government Lot 1, Section 12, Township 40 North, Range 3 West of W.M., wit a frontage of 1.97 lineal chains more or less.

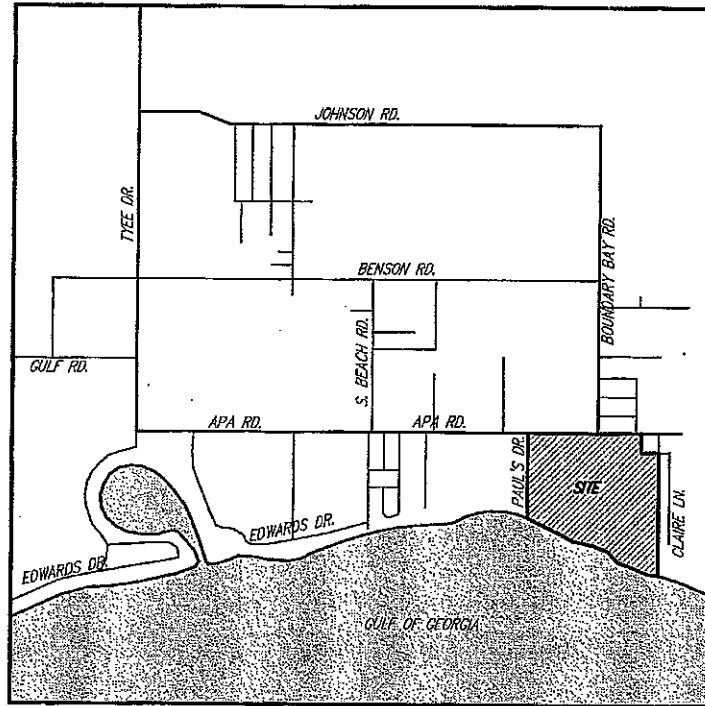
Situate in Whatcom County Washington

Parcel C:

All of Government Lot 1 and the Northwest quarter of the Northwest quarter of Section 12, Township 40 North, Range 3 West of W.M., EXCEPTING therefrom a tract conveyed to Johannes Simundson by deed recorded in Volume 103 of deeds, page 634, records of Whatcom County, Washington. Also EXCEPT the East 300 feet of the Northwest quarter of the Northwest quarter and of Government Lot 1. Also EXCEPT a tract beginning 300 feet West of the Northeast corner of the Northwest quarter of the Northwest of said Section; thence South 400 feet; thence West 300 feet; thence North 400 feet; thence East 300 feet to the point of beginning, and also EXCEPT APA Road.

Situate in Whatcom County, Washington.

Vicinity Map



VICINITY MAP

SCALE: 1" = 2000' ±

